

City of Lowell

Zoning Board of Appeals Agenda

9/11/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, September 11, 2023 at 6:30 PM.



Meetings will be held in the City Council Chamber at 375 Merrimack Street, Lowell MA 01852 with public welcome and by using remote participation as follows:

Members of the public may view the meeting via lrc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to fcigliano@lowellma.gov AND dricke@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2023-7

Petition Type: Variance

Applicant: Mary Burns

Property Located at: 209 Gibson Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: Mary Burns has applied to the Lowell Zoning Board of Appeals for Variance approval to construct a single-family home at 209 Gibson Street. The subject property is located in the Traditional Neighborhood Single-Family (TSF) zoning district and requires Variance approval pursuant to Section 5.1 for relief from the minimum lot area, minimum lot area per dwelling unit, minimum frontage, minimum side yard, maximum side yard, and maximum floor area ratio (FAR) requirements and for any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2023-20

Petition Type: Variance

Applicant: Mitesh Mistry

Property Located at: 22 Carly Way 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Mitesh Mistry has applied to the Lowell Zoning Board of Appeals for variance approval to construct a two-story addition at 22 Carly Way that would exceed the maximum allowed Floor Area

Ratio (FAR). The property is located in the Suburban Single Family (SSF) zoning district and requires variance approval under Section 5.1 and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-28

Petition Type: **Variances**

Applicant: **William R. Renauld**

Property Located at: **117 Lilley Ave 01850**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **William R. Renauld** has applied to the Lowell Zoning Board of Appeals to subdivide the existing lot at 117 Lilley Ave which contains an existing two-family lot and construct a new single-family home on the newly-created lot. The properties are located in the Traditional Neighborhood Two Family (TTF) zoning district and require variance approval under Section 5.1 for relief from the minimum lot size, minimum frontage, minimum lot area per dwelling unit, minimum lot width, minimum usable open space per dwelling unit, minimum front yard setback, minimum side yard setback, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2023- 32

Petition Type: **Variances**

Applicant: **Syliani and Alex Papadopoulos**

Property Located at: **205 Pratt Ave 01851**

Applicable Zoning Bylaws: **Section 5.1; Section 6.1**

Petition: **Styliani and Alex Papadopoulos** have applied to the Lowell Zoning Board of Appeals seeking variance approval to construct a forty (40) unit apartment building and associated 133-space parking area at the subject property. The property is located in the Suburban Mixed Use (SMU) zoning district and requires variance approval under Section 5.1 for relief from the side yard setback and minimum lot area per dwelling unit requirements, under Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Minutes for Approval:

8/14/2023 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by August 27, 2023 and September 3, 2023.